

Item # ~~12~~ 13

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

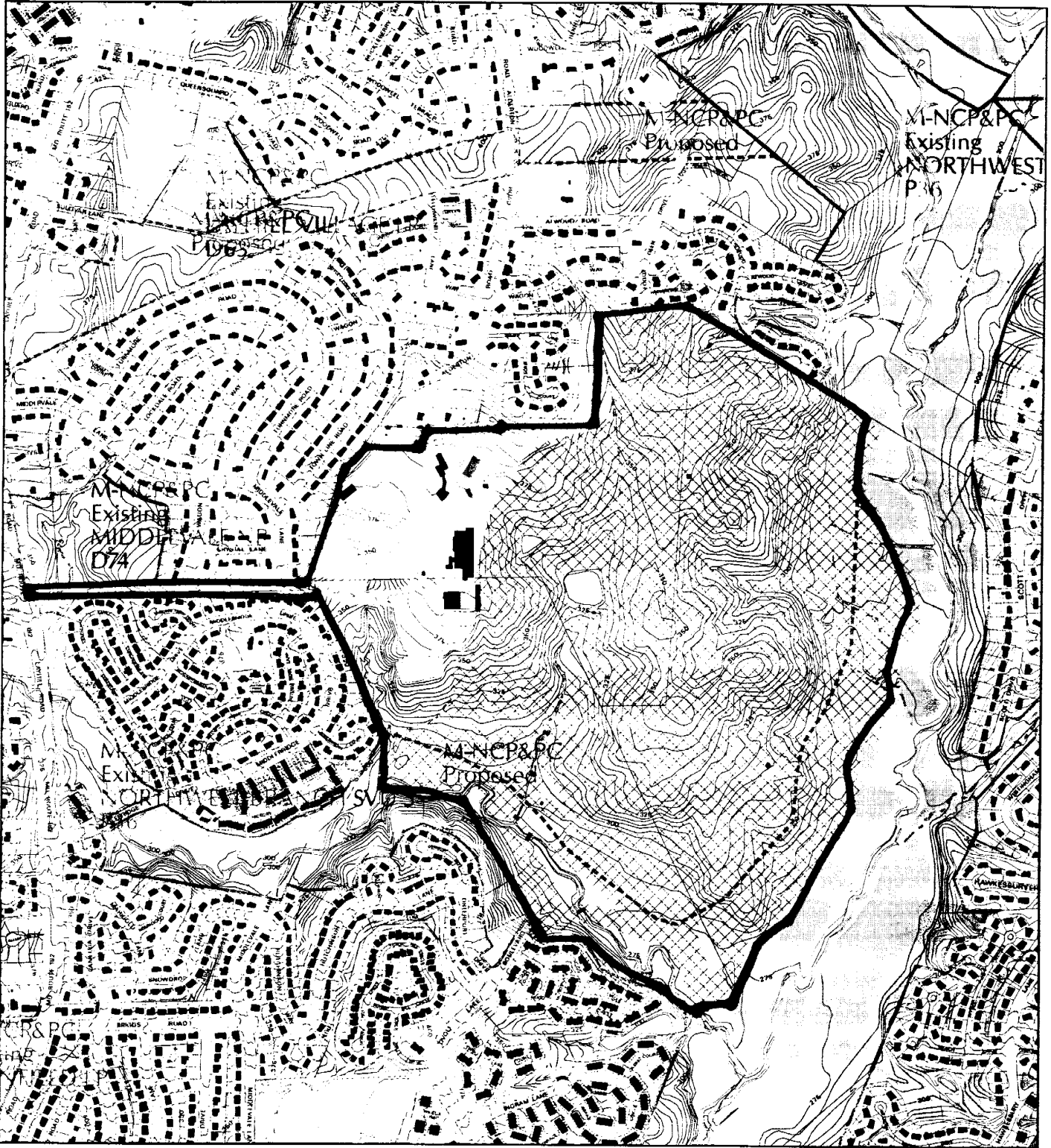
DATE: March 05, 2004
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for March 11, 2004.

Attached are copies of plan drawings for Item #12. This subdivision item is scheduled for Planning Board consideration on March 11, 2004. The item is further identified as follows:

Agenda Item #12 -Pre-Preliminary Plan 7-03058
Indian Spring

Attachment

INDIAN SPRING (7-03058)



Map compiled on March 04, 2004 at 2:37 PM | Site located on base sheet no - 218NW02

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998

Key Map



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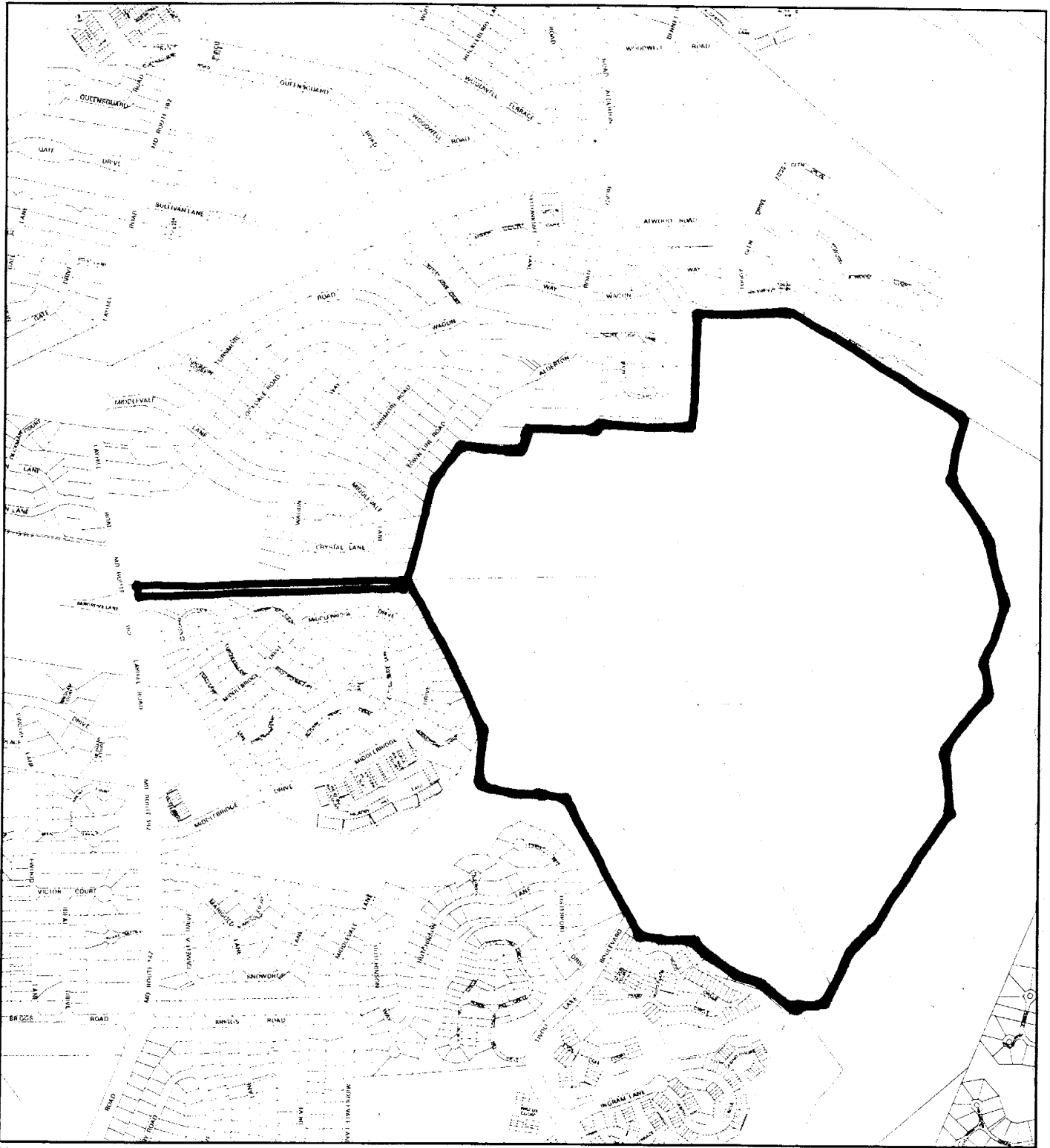


Research & Technology Center



1 inch = 1000 feet
1 : 12000

INDIAN SPRING (7-03058)



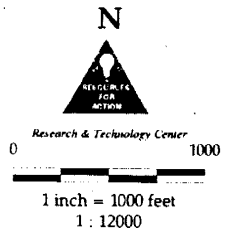
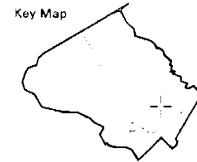
Map compiled on March 04, 2004 at 2:32 PM | Site located on base sheet no - 218NW02

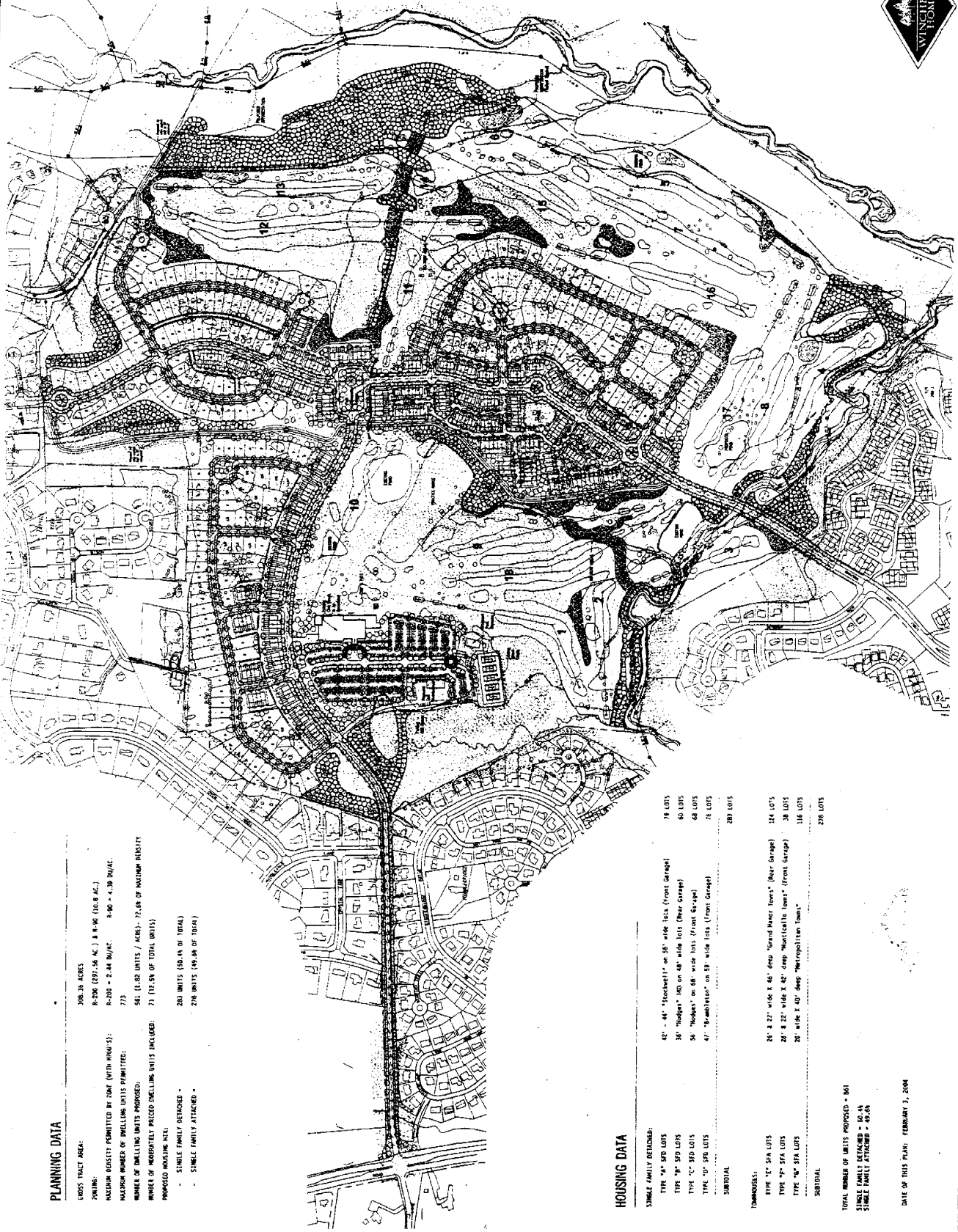
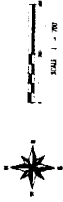
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PLANNING DATA

LOTS TOTAL AREA: 308.38 ACRES
 R-200 (207.36 AC.) & R-90 (10.6 AC.)
 R-200 = 2.48 DU/AC. R-90 = 4.38 DU/AC.
 773
 541 (11.82 UNITS / ACRE) - 72.0% OF MAXIMUM DENSITY
 NUMBER OF MODERATELY PRICED DWELLING UNITS INCLUDED: 71 (11.5% OF TOTAL UNITS)
 PROPOSED HOUSING MIX:
 - SINGLE FAMILY DETACHED - 280 UNITS (50.4% OF TOTAL)
 - SINGLE FAMILY ATTACHED - 278 UNITS (49.6% OF TOTAL)

HOUSING DATA

SINGLE FAMILY DETACHED:
 TYPE "A" 50' LOTS 18 LOTS
 TYPE "B" 50' LOTS 60 LOTS
 TYPE "C" 50' LOTS 68 LOTS
 TYPE "D" 50' LOTS 78 LOTS
 SUBTOTAL 280 LOTS

TOWNHOUSES:
 TYPE "1" 54' LOTS 124 LOTS
 TYPE "2" 54' LOTS 38 LOTS
 TYPE "3" 54' LOTS 116 LOTS
 SUBTOTAL 278 LOTS

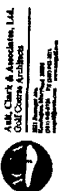
 TOTAL NUMBER OF UNITS PROPOSED = 558
 SINGLE FAMILY DETACHED = 280
 SINGLE FAMILY ATTACHED = 278

DATE OF THIS PLAN: FEBRUARY 3, 2004



Indian Spring

PRE-APPLICATION CONCEPT PLAN



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